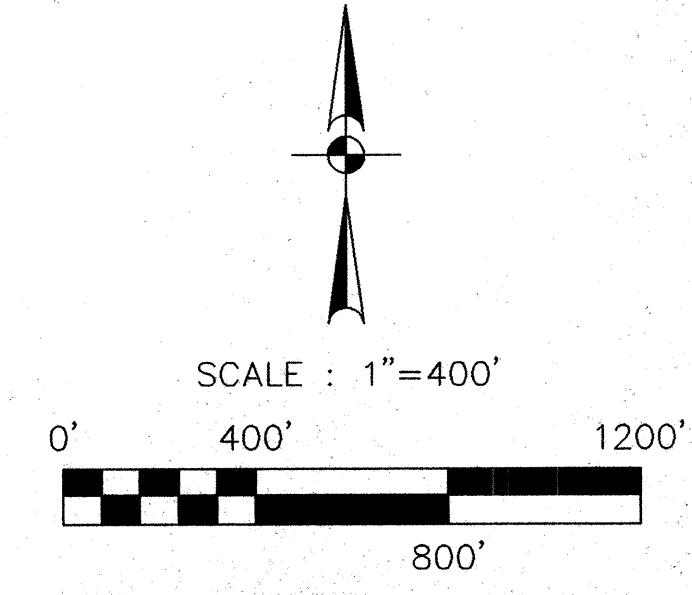


AMENDMENT TO
LAREDO SPRINGS
PRELIMINARY OVERALL DEVELOPMENT PLAN
THIS POADP AMENDS PLAN #427-E PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 7/9/99

- REASONS FOR THIS AMENDMENT:**
1. Upgrade the street and lot layout of Unit II through Unit VIII.
 2. Relocate the Recreation Center area.
 3. Increase the commercial area along the south right-of-way of the proposed Wilderness Oaks.
 4. Relocate the third entrance road farther west.
 5. Provide topographic lines that were omitted on the previous plan.
 6. Update the plan with recording info for property within and adjoining the limits of the overall development plan.
- DEVELOPER:** 281 CANYON PARTNERS, LTD.
1600 N. COLLINS BLVD., STE. 2100
RICHARDSON, TEXAS 75080
- TOTAL AREA = 522.6 Ac.
874 SINGLE FAMILY
3 COMMERCIAL / MULTI-FAMILY TRACTS
1 RECREATION CENTER

SUMMARY TABLE		
UNIT	LOTS	NET AREA
UNIT 1	110	33.9
UNIT 2	129	51.0
UNIT 2A	23	8.6
UNIT 3	115	35.2
UNIT 4	71	34.1
UNIT 5	79	40.4
UNIT 6	112	40.5
UNIT 7	197	57.5
UNIT 8	38	21.8
REC CNTR	--	3.4
COMM A	--	23.8
COMM B	--	6.6
COMM C	--	15.6
FLOODPLAIN AND PUBLIC R.O.W.		150.2
TOTAL	874	522.6

- NOTE:**
1. ALL INTERNAL STREETS WITHIN THE DEVELOPMENT ARE LOCAL TYPE "A" W/A 50' R.O.W. 30' PAVEMENT AND 2-10' PARKWAYS, EXCEPT AS NOTED.
 2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 4. PROPERTY IS LOCATED WITHIN CANYON SPRINGS RANCH 1,376 AC. TRACT DEV. RIGHTS PERMIT AREA, PERMIT No. 91.



REVISIONS:

PAPE-DAWSON ENGINEERS

PHONE: 210.375.9000
FAX: 210.375.9010
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216

LAREDO SPRINGS (AMENDING) #427-E

PRELIMINARY OVERALL DEVELOPMENT PLAN

01 MAR 21 PM 3:19

JOB NO. 4568-27-03
DATE MARCH 2001
DESIGNER BPL
CHECKED ARC DRAWN BPL
SHEET 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: Jan. 5 '98 Name of POADP: Laredo Springs

Owners: Laredo Springs Partners, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 1600 N. Collins Blvd, Suite 2100 Address: 555 East Ramsey
Richardson, Texas 75080 San Antonio, TX 78216

Phone: (972) 644-2400 Phone: (210) 375-9000

Existing zoning: OCL (None) Proposed zoning: OCL (None)

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 9 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson map grid 483/D2

Land area being platted:	Lots	Acres
Single Family (SF)	<u>896</u>	<u>522.6 Ac</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>2</u>	<u></u>

Is there a previous POADP for this Site? Name Canyon Springs Ranch No. 427
PUD for the east residential portion


Is there a corresponding PUD for this site? Name has been concurrently applied for No. N/A

Plats associated with this POADP or site? Name None No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: George A. (Chip) Field, III Signature: 

Date: 12-26-98 Phone: (972) 644-2400 Fax: (972) 644-2411

RECEIVED
99 JAN 15 10 56 AM '98
SAN ANTONIO
PLANNING DEPARTMENT

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PRICE MOOZYEMBA Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED January 5, 1998

PAGE 2 OF 2



CITY OF SAN ANTONIO

July 9, 1999

Brice Moczygemba, P. E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Laredo Springs Subdivision

POADP # 427-E

Dear Mr. Moczygemba:

The City Staff Development Review Committee has reviewed Laredo Springs Subdivision Preliminary Overall Area Development Plan # 427-E. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Access along Wilderness Oaks will be limited to three driveways each, with the understanding that the development would include shared access and internal circulation. In addition, access along the access road of U. S. 281 and on the proposed collection street located between Wilderness Oaks and U. S. 281 will be limited to two driveways each, with the understanding that the development would include shared access and internal circulation.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



TRANSPORTATION PLANNING & DEVELOPMENT

FROM

JESSE HAYES

ADVANCED PROJECT DEVELOPMENT

PHONE NO. (210)615-5860

FAX NO. (210)615-6295

DATE:

1/21/99

TO:

Elizabeth Carol

ORGANIZATION:

C.S.A. Planning

FAX NO:

207-4441

NUMBER OF PAGES INCLUDING COVER SHEET:

3

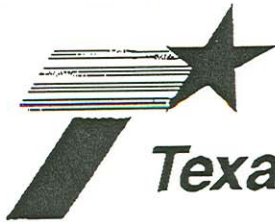
MESSAGE:

ROADP Review letters for

① Briggs Ranch Sub.

② Laredo Springs





Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 21, 1999

P.O.A.D.P. REVIEW

Laredo Springs

Located on US 281 North @ Sendero Verde

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Require 100' right of way dedication along the entire US 281 frontage. Additionally, 50' right of way flares will be required at the intersection of the proposed collector street and US 281.

Access Limits/Restrictions

This development is eligible for a maximum combined total of three(3) access points along the overall US 281 frontage, including the proposed collector street. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: There is one existing *temporary median crossover* on US 281 within the boundaries of this development. No additional median crossovers will be permitted within these limits, and the existing median crossover will not be relocated. Future expansion plans for US 281 will include grade separations at Marshall Road, the future Wilderness Oak extension and Bulverde Road. As these future expansion plans are implemented, all temporary median crossovers will be removed.

Judy Friesenhahn, P.E.

Advanced Project
Development Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1370148

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 1/06/1999
DUE DATE 1/06/1999

50-04-5573
GEORGE A. FIELD III
4152 S. BETTER DR.
DALLAS TX. 75229

PHONE: 000 - 0000

POADP
LAREDO SPRINGS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/06/1999	1370148	50-04-5573	1/06/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/05/1999		CK# 1930	LAREDO SPRINGS
END	01/05/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: CITY ARBORIST Date Jan. 7 1999
FROM: PAPE-DAWSON CONSULTING ENGINEERS, INC.; ATTN:
ITEM NAME: LAREDO SPRINGS - POADP FILE #
RE: POADP Review

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19 96

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Telephone # _____

Comments: _____

Okend City Arborist 1/10/99
Signature Title Date

RECEIVED
JAN 12 PM 1:36
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



June 30, 1999

Ms. Elizabeth Carol
City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Laredo Springs POADP

Dear Ms. Carol:

Attached is the original approval letter for the Laredo Springs Level 2 Traffic Impact Analysis (TIA), dated June 24, 1999. Approval of the TIA required minor revisions to the Laredo Springs POADP. These revisions included the use of local type "B" (60-foot right-of-way, 40-foot pavement) street sections in Units II, III and VIII (see attached POADP), as well as a more detailed depiction of the entrances for Units II and VIII. Ten (10) copies of the revised POADP are included for your review.

Please feel free to contact me if you have any questions.

Sincerely,
Pape-Dawson Engineers, Inc.

Michael Preiss
Designer

Attachments

4568\12\WORD\LETTER\990630A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

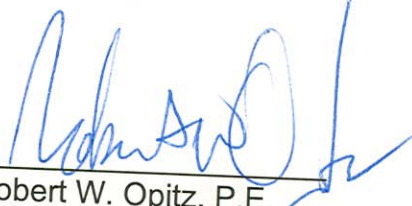
SUBJECT: Laredo Springs POADP

Level 2 T.I.A.


Date: June 24, 1999

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Laredo Springs proposed residential and commercial POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

The residential portion is proposed to consist of a Private Unit Development expected to generate up to 608 peak hour trips with three gated access points provided onto Wilderness Oaks. In addition, four separate commercial lots are expected to generate 353 peak hour trips which will be distributed through three access points on Wilderness Oaks, two access points onto the access road of U.S. 281, and two access points onto the proposed collector street between Wilderness Oaks and U.S. 281.


Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer

TRANSMITTAL



To: Planning Dept. - Ms. Elizabeth Carol

Date: Jan. 5 '98

Re: Laredo Springs - POADP

QUANTITY	DESCRIPTION
6	POADP
1	Application
1	Plan Review Fee (\$ 370.00)

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS _____

From: AL CHUA

Project No.:

4568.01

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED
99 JAN -5 PM 2:02
PLANNING
DEPT. OF PLANNING
LAREDO SPRINGS
RECEIVED

TRANSMITTAL



To: Ms. Elizabeth Carol
Planning Dept.

Date: Jan. 7, 99

Re: Laredo Springs — POADP

QUANTITY	DESCRIPTION
1	Reduced Copy of POADP

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

RECEIVED	99 JAN -7 PM 4:14
DEPT. OF PLANNING	
LAND DEVELOPMENT	
SERVICES DIVISION	

From: AL CHUA Project No.: 4568.01

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED

99 JAN -7 PM 4:14

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CANYON SPRINGS UNIT 4C
(VOL. 3542, PG. 54)

CANYON SPRINGS UNIT 4A
(VOL. 3542, PGS. 50-53)

CANYON SPRINGS GOLF COURSE
(RECREATIONAL)

CLUB HOUSE

SUMMERLIN UNIT 2A
(VOL. 3541, PG. 11 - 18)

SUMMERLIN UNIT 1
(VOL. 3541, PG. 11 - 18)

SUMMERLIN
(362.8 AC)
(SINGLE FAMILY)

ENRIQUE FUENTES
127 AC (COMMERCIAL)

COMMERCIAL

COMMERCIAL
6.28 AC

SENDERO RANCH
(SINGLE FAMILY)

SENDERO VILLAS

MUMMERS COMMERCIAL

MISSION SPRINGS
FANNING FOUNDATION
(EDUCATIONAL FACILITY)

DRAINAGE ROW

UNIT VII

UNIT VI

UNIT I

UNIT II COMMERCIAL
22.04 AC

SARA EASEMENT

STONE OAK

CHAMPIONS, UNIT 1
(VOL. 9522 PG. 179 - 187)
(SINGLE FAMILY)

THE OAKLANDS
PLANNED UNIT DEVELOPMENT
(VOL. 9530 PG. 151 - 155)
(SINGLE FAMILY)

ROBERT AND DALE TIPS
(PRIVATE ESTATE DEVELOPMENT)

NORTHWIND ESTATES SUBDIVISION

LAREDO SPRINGS

DEVELOPER: LAREDO SPRINGS PARTNERS, LTD.
1600 N. COLLINS BLV., STE 2100
RICHARDSON, TEXAS 75080
TOTAL AREA = 522.6 AC
853 SINGLE FAMILY
2 COMMERCIAL TRACTS

- NOTE:
1. ALL INTERNAL STREETS WITHIN THE P.O.D.P. UNITS ARE LOCAL TYPE "A" W/A 50' R.O.W. 30' PAVEMENT AND 2-10' PARKWAYS, EXCEPT AS NOTED.
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 3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 4. PROPERTY IS LOCATED WITHIN CANYON SPRINGS RANCH 1.976 AC TRACT DEV RIGHTS PERMIT AREA, PERMIT NO. 91.

REVISIONS

PAPER-DAWSON ENGINEERS

LAREDO SPRINGS
PRELIMINARY OVERALL DEVELOPMENT PLAN

JOB NO. 4568-00

DATE DEC 16, 1998

DESIGNER A.C.

CHECKED B.E. DRAHN K.J.

SHEET 1 OF 1